

WELCOME!

CITY OF MINNEAPOLIS

Consolidated Office Building

PUBLIC MEETING #1

December 11, 2017

AGENDA – Peter Brown

INTRODUCTION

PROJECT NEED

HEIDI RITCHIE

PROJECT CONTEXT

JOHN STILES

BUSINESS CASE

MARK RUFF

PROJECT PRESENTATION

MSR / HENNING LARSEN / MARY ALTMAN

Q&A

BIG PICTURE QUESTIONS

SMALL GROUP DISCUSSION

ANSWERS

ONE ON ONE CONVERSATIONS

Q & A + CLOSING REMARKS

INTRODUCTION

CITY

Heidi Ritchie, Ward 3 and Aide to Mayor Elect Frey

John Stiles, Chief of Staff to Mayor Hodges

Mark Ruff, CFO City of Minneapolis

Mary Altman, Public Arts Administrator

MSR Design

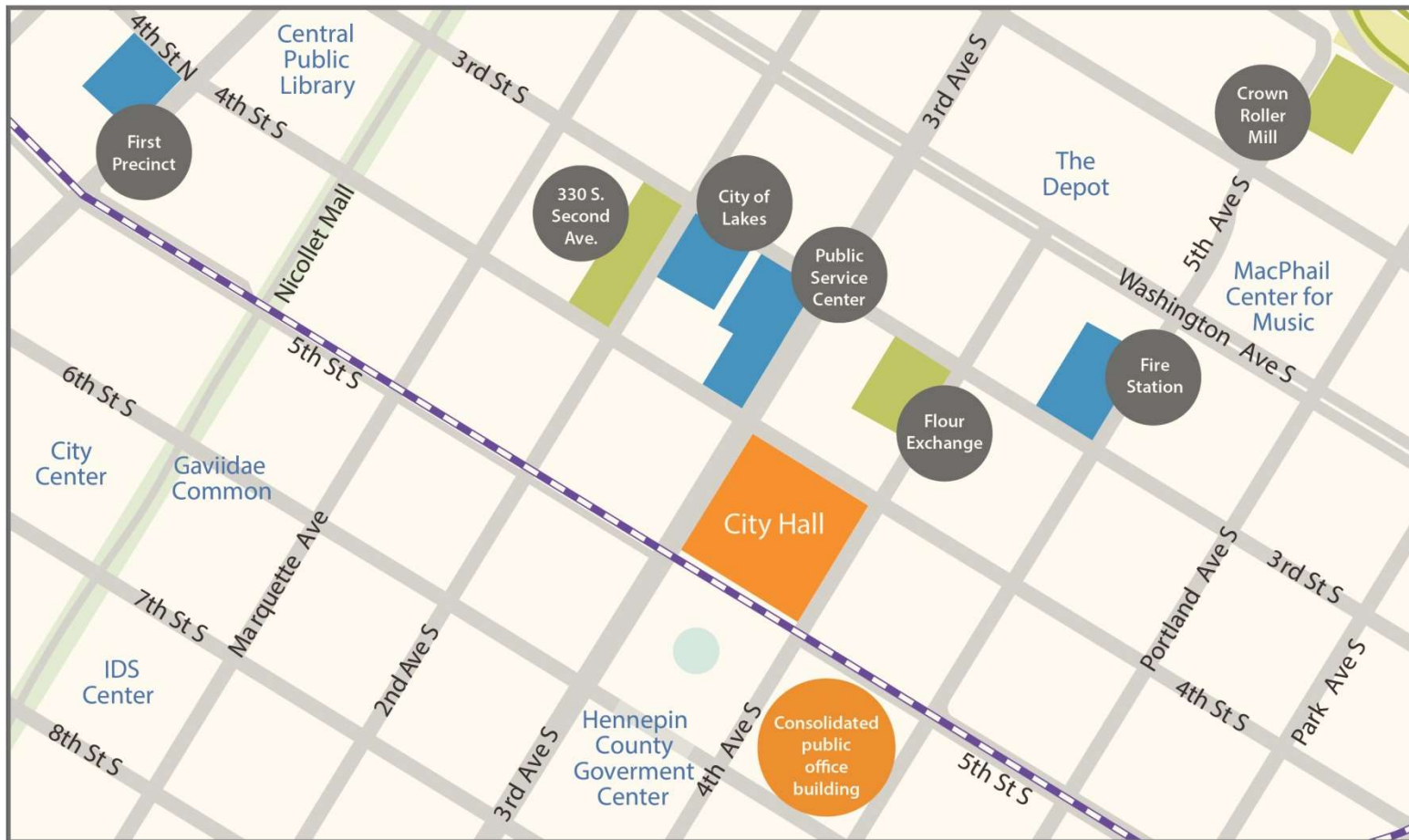
Matthew S. Kruntorad, Principal in Charge

HENNING LARSEN

Nina la Cour Sell, Partner

Mike McElderry, Managing Director North America

The Need: Services Dispersed



Public Service Center/City of Lakes 1957 & 1958

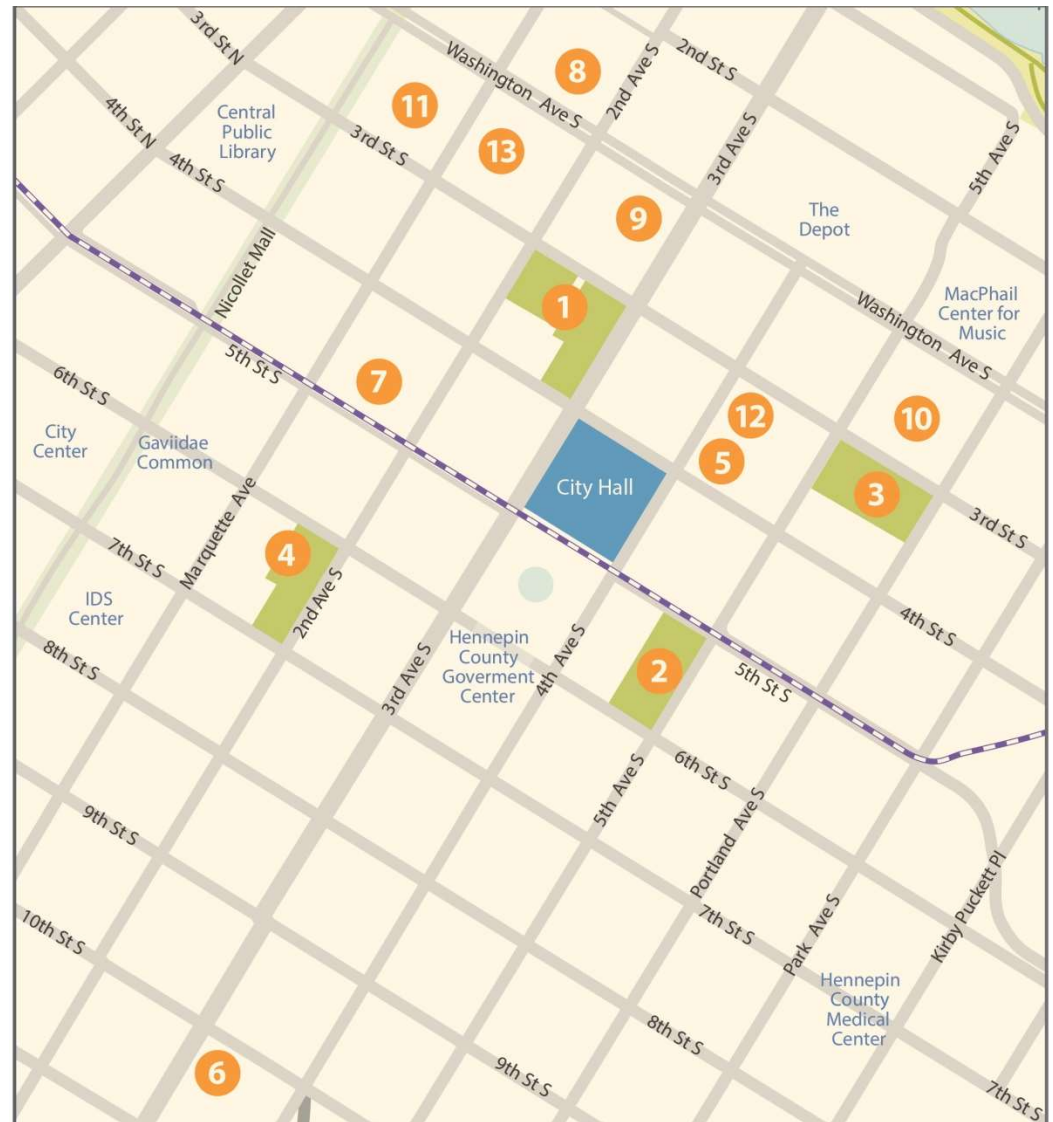


Departments and Functional Relationships



Site Options Studied

- Executive Committee of councilmembers and Mayor's office established in 2014
- City hired JLL in September, 2014
- Reviewed 13 site options in 2015
- City was open to ownership or leasing



Steps to Date

- Council/Mayor endorsed consolidated building in 2016
 - Government Center Ramp chosen as site
 - Public service emphasis
- Program Development a First Step
 - CPMI selected as owners representative
 - Hired Perkins + Will as program architect
- Explored ramp exchange for “Government Square”
 - Purchase agreement for exchanging ramps in early 2017
- Design and Construction Team Hired in Summer of 2017
 - Henning Larsen/MSR as architects
 - BurroHappold as engineers
 - Mortenson as construction manager

PROJECT PURPOSE

Strategically collocate The City of Minneapolis

Employees on order to offer **the highest quality of service for the public, reduce the overall real estate footprint, and provide effective space for the diverse needs of employees.**

GREATER PURPOSE

Design functional, responsible, and resilient buildings

capable of continuously providing the highest level of support for both the public and employees over the next 50-100 years.

UGP Garage at 501 4th Ave S

(also known as the Opus / InterPark Ramp)

- City Hall
- 1.0 acres
- 974 stalls
- Built 1991



Street View of UGP Garage



FULL DESIGN TEAM

MSR

**Henning
Larsen —**

BuroHappold Engineering

Faithful + Gould

CPMI

Abacus Engineering

Jensen Hughes

Mortenson Construction

MWL Inc.

Greenway

Lerch Bates

Coen + Partners

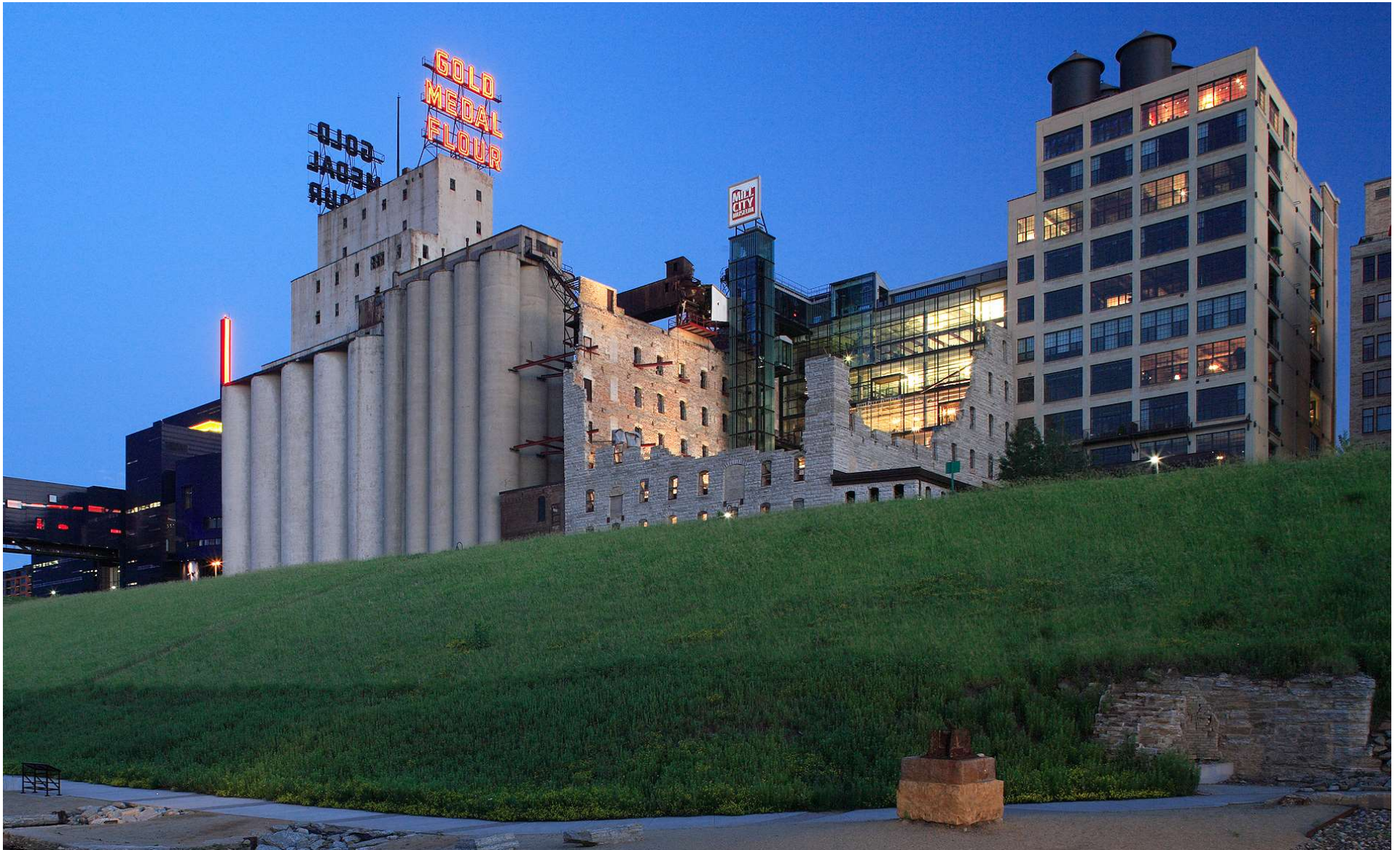
Koliso

EVS Inc.

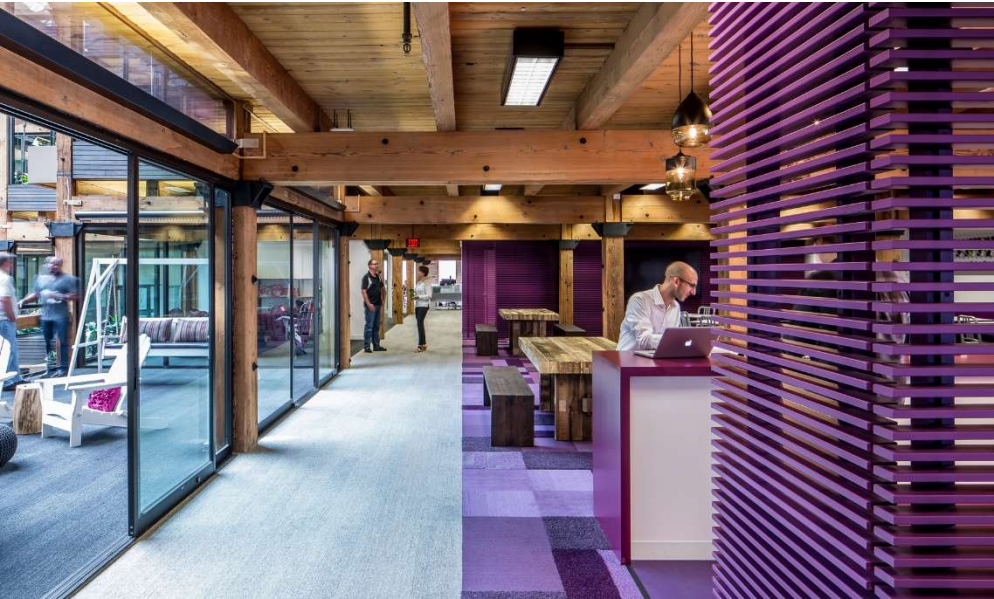
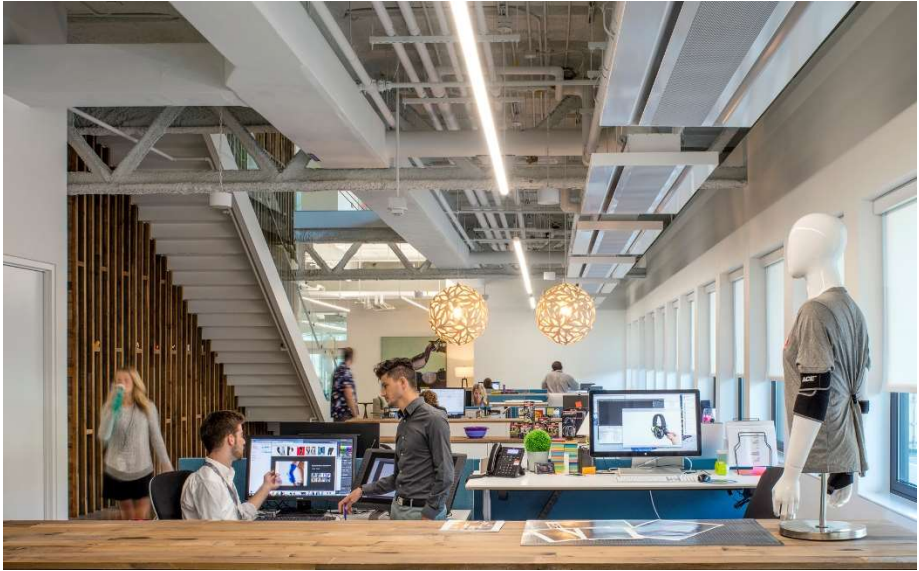
MSR DESIGN

Architect of Record

Offices: Minneapolis; Washington, DC



MSR DESIGN



HENNING LARSEN

Design Architect

Offices: Copenhagen, New York, Riyadh, Munich, Oslo, Hong Kong





People



Space

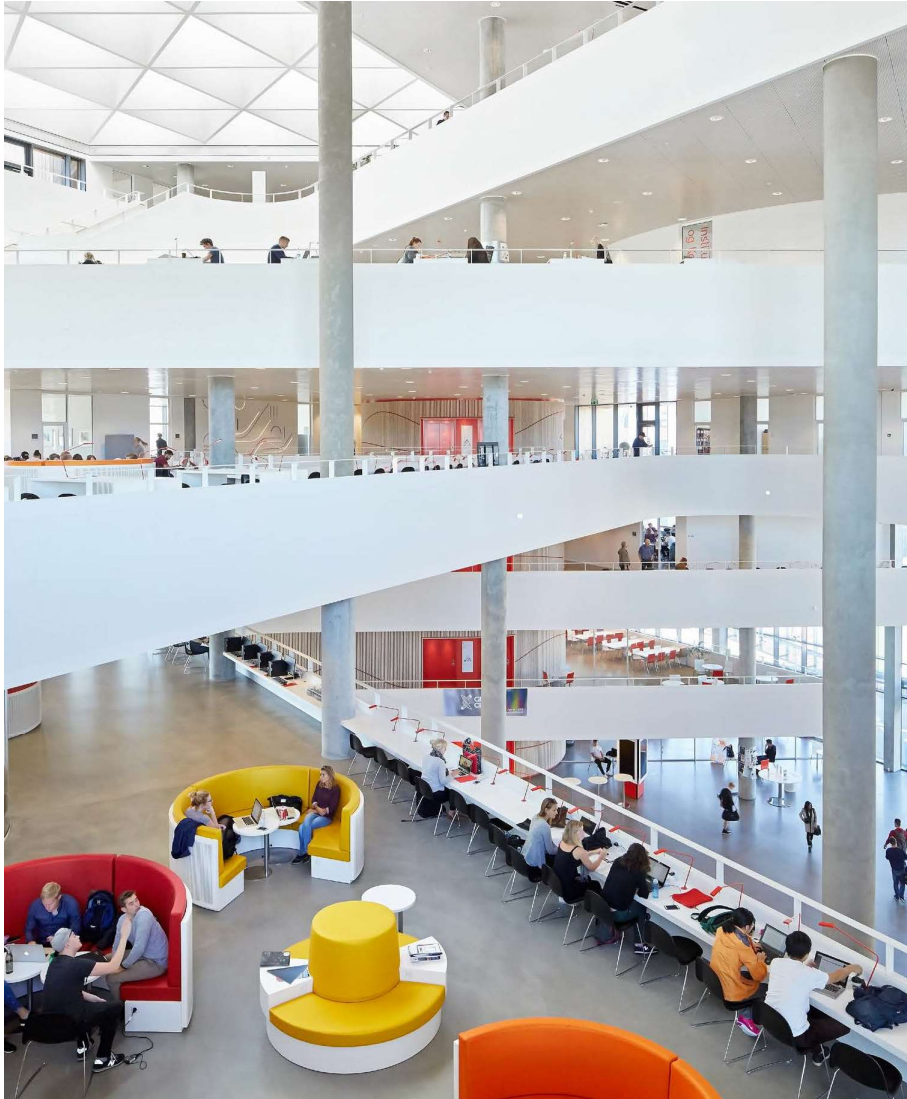


Daylight

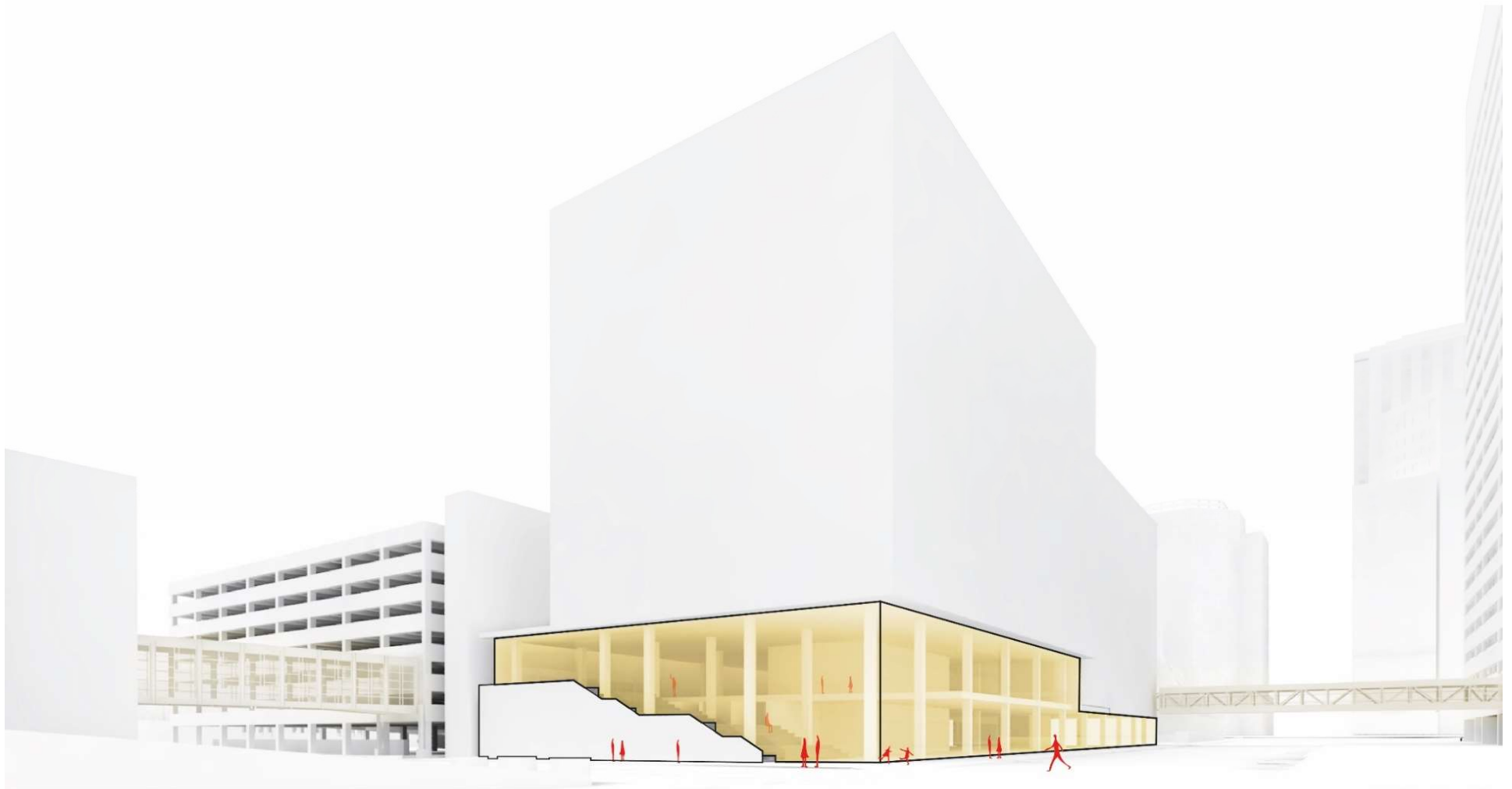
HENNING LARSEN



HENNING LARSEN

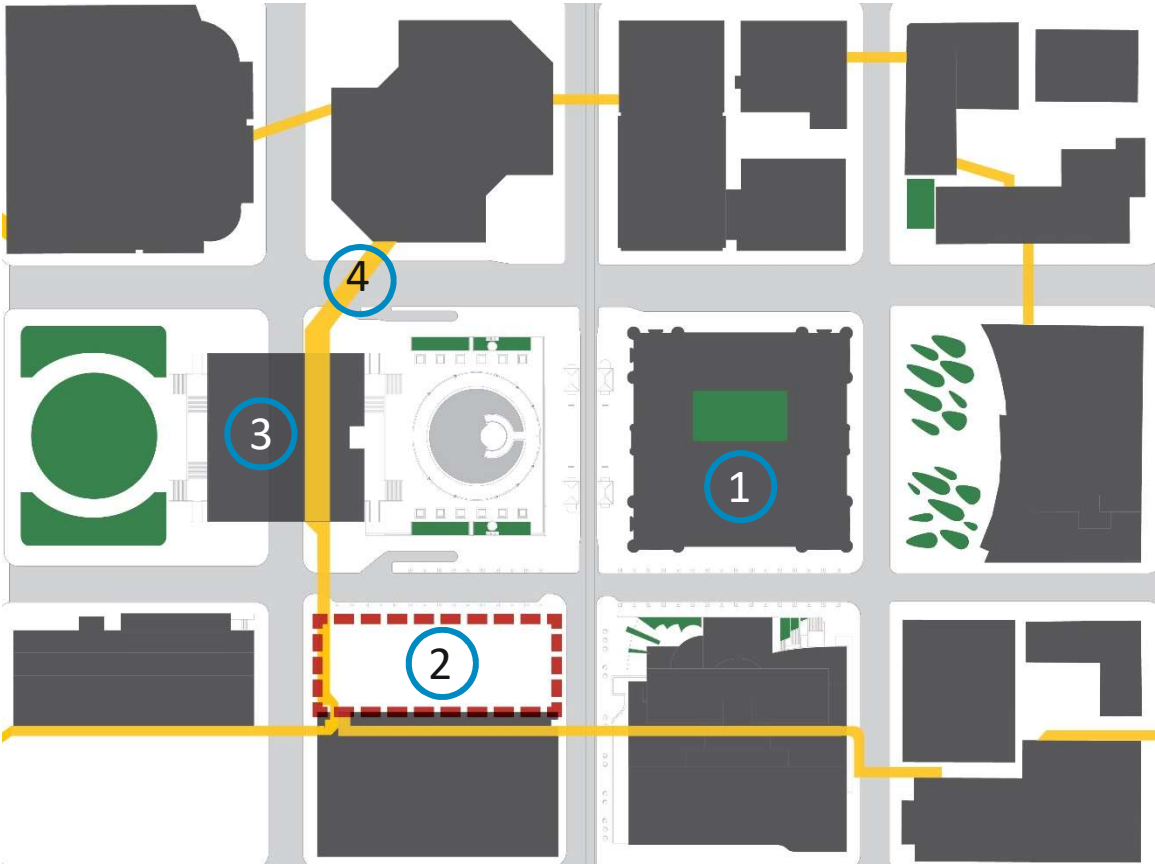


WELCOMING PUBLIC ACCESS



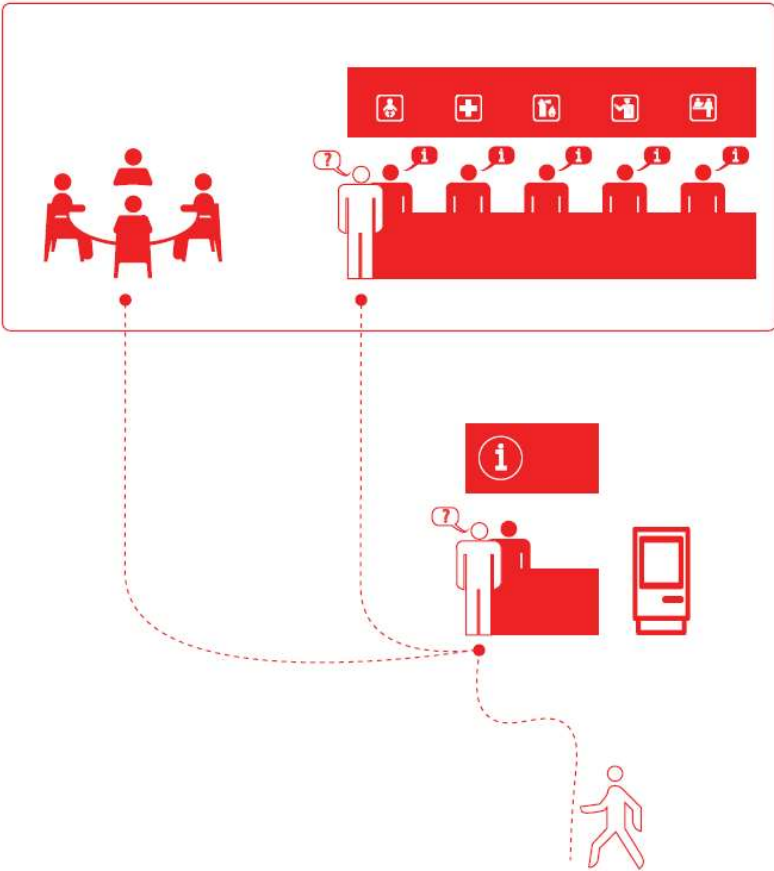
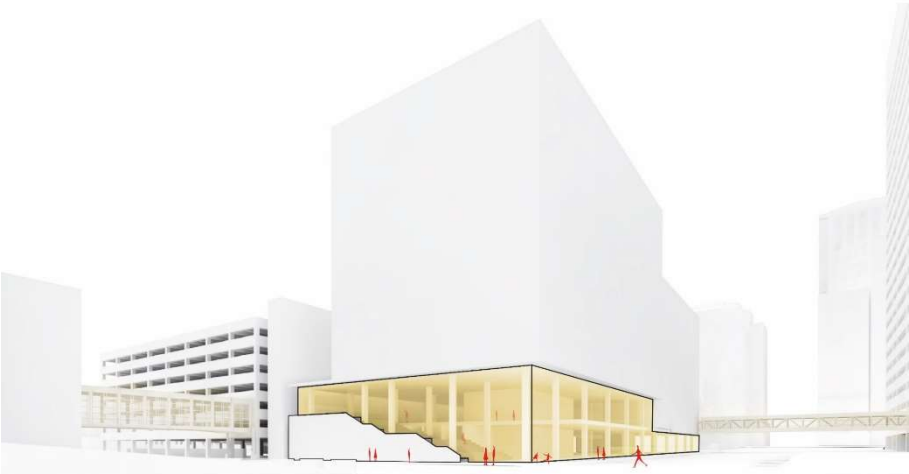
LOCATION – SITE PLAN

- ① CITY HALL
- ② FUTURE CONSOLIDATED OFFICE BUILDING
- ③ HENNEPIN COUNTY GOVERNMENT CENTER
- ④ SKYWAYS



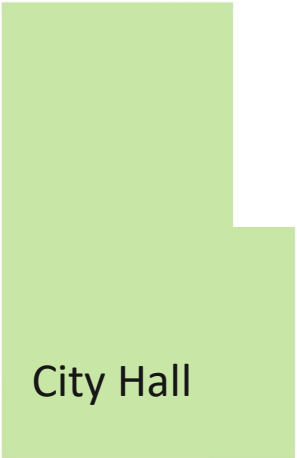
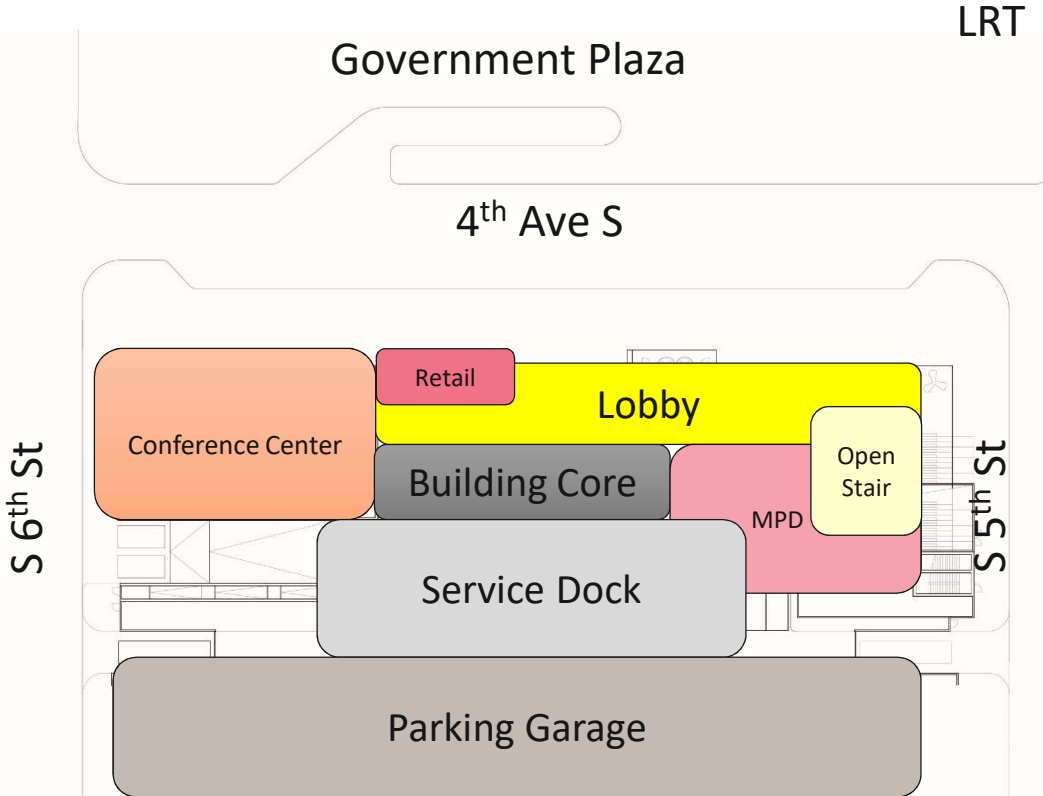
PUBLIC SERVICE APPROACH

- Customer-centric
- Service First



FIRST TWO FLOORS

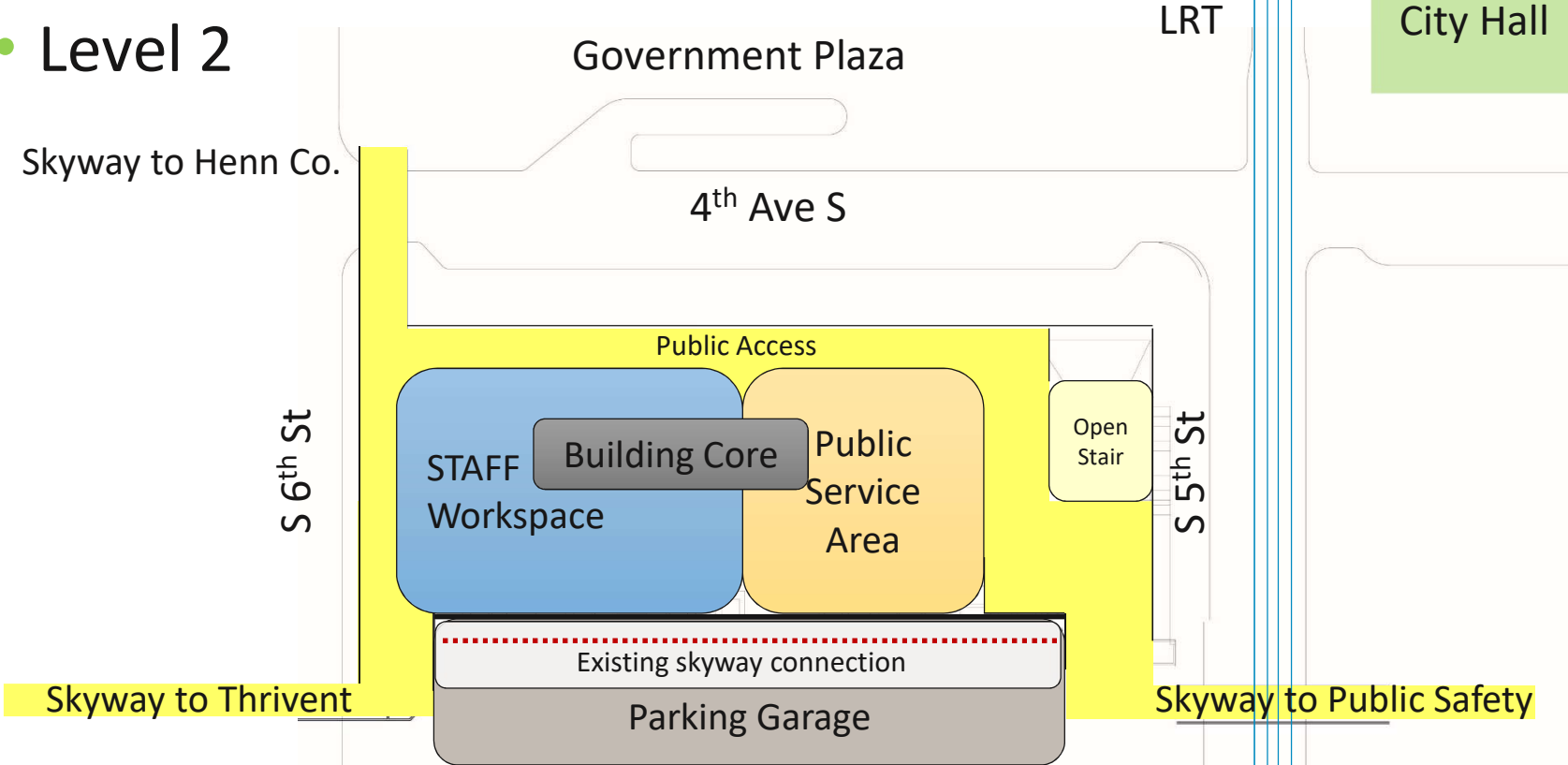
- Level 1



FIRST TWO FLOORS

- Level 2

Skyway to Henn Co.



STRATEGIC CONCEPT



SUSTAINABILITY STRATEGIES

- Project Goals
 - LEED v4
 - Certification – Gold Level
 - 12 Prerequisites
 - 44 Electives
 - Fitwel
 - Optimizing buildings to support health & well-being
 - Certification – 1 Star Rating
 - 61 Strategies

RESILIENCY STRATEGIES

- 75 Year Vision
 - Adaptable and Survivable Structural Systems
 - High Performance and Low Maintenance Exterior
 - Energy Efficient Mechanical and Electrical Systems
 - Redundant Electrical and Communications Infrastructure
 - Adaptable Security Strategy
 - Continuity of Operations Plan

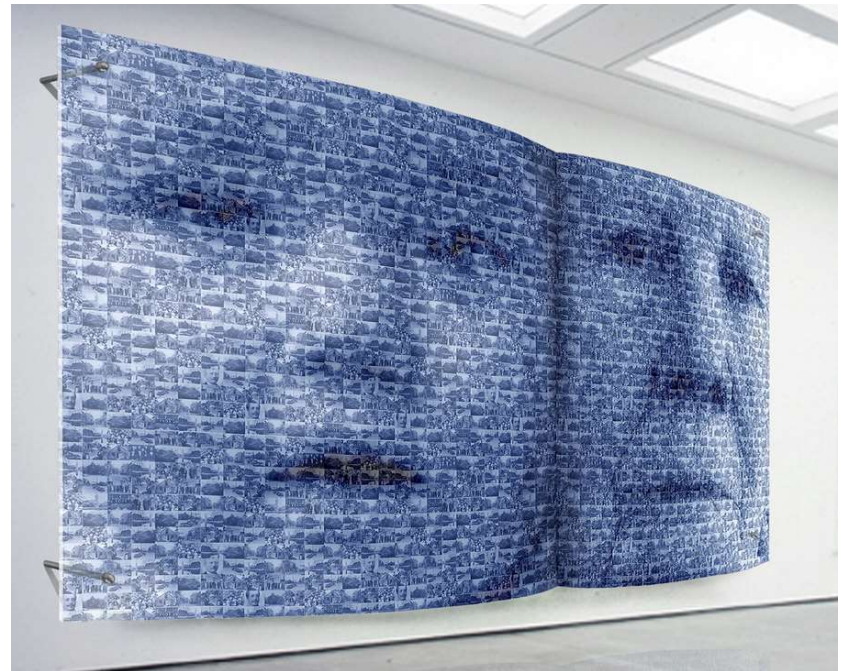
Public Art Goals

- Create an inviting, pleasant and compelling space.
- Reflect the culture and diversity of the city.
- Reflect the mission of public service.
- Educate the public about City services.
- Support a collaborative work environment



Public Art Goals

- Be integrated into the identity and design.
- Be timeless and meaningful.
- Enhance the public spaces.
- Celebrate the facility's sustainability.
- Be durable.

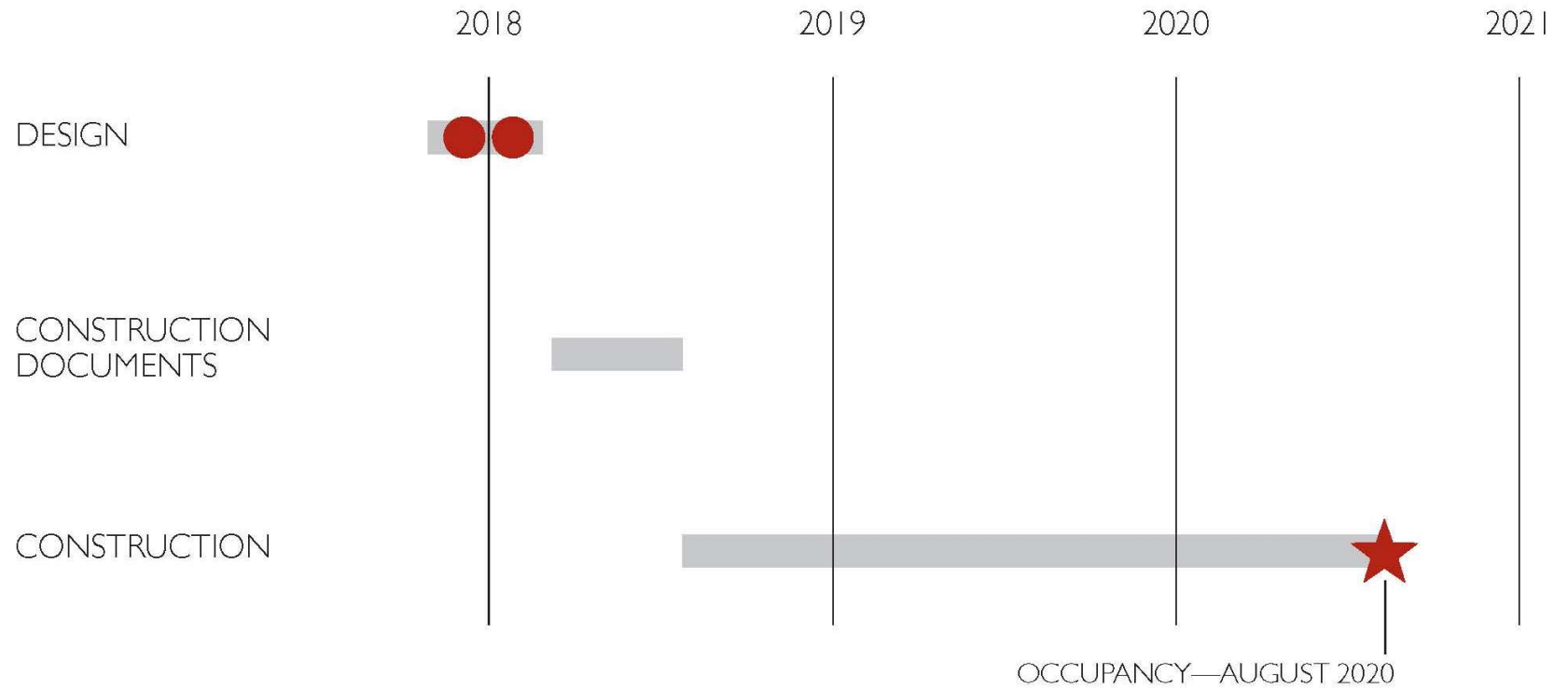


Public Art : Two Phases

- First Call For Artist to Work with Design Team
 - To identify public art opportunities to integrate into the building.
 - To design one signature artwork.
- Future Calls for Artists
 - For a number commissions and artists, in a range of media, representing the many diverse communities of the City.
 - Possible opportunities include, the façade, exterior spaces, floors, walls, ceilings, staircases, railings, lighting and to interactive works.



ANTICIPATED PROJECT TIMELINE



-  PUBLIC MEETINGS DEC 2017 FEB 2018 MAR/APR 2018
-  OCCUPANCY

PUBLIC MEETING SCHEDULE

2017 / 2018

DECEMBER

JANUARY

FEBRUARY

MARCH

APRIL



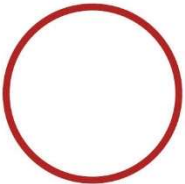
MEETING #1



MEETING #2



MEETING #3



DESIGN DEVELOPMENT
PHASE COMPLETE

DISCUSSION

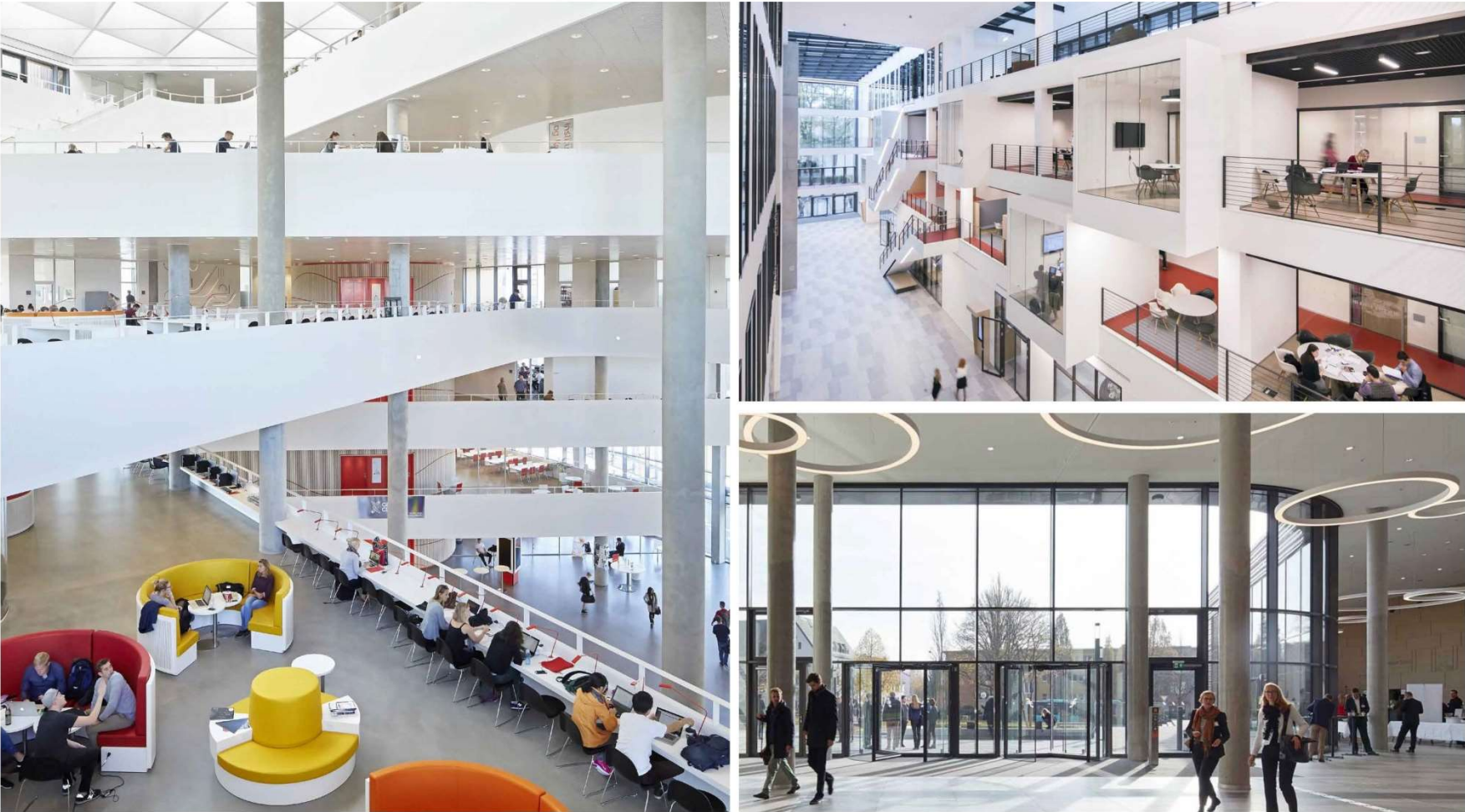
- Interior Experience
- Exterior Experience
- Public Image



THANK YOU and NEXT STEPS

- Additional information at:
 - <http://minneapolismn.gov/cped/officebuilding>
- Please send comments to:
 - COBinfo@msrdesign.com
- Follow-up at Public Meeting #2 in early February

TOPIC - INTERIOR EXPERIENCE



TOPIC – EXTERIOR EXPERIENCE

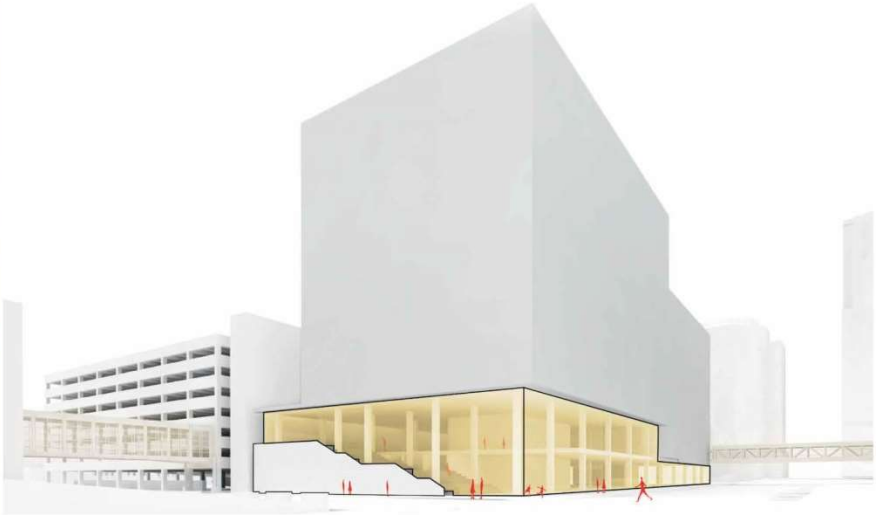


NEIGHBORING CONTEXT



MATERIALITY

TOPIC - PUBLIC IMAGE



DESIGN FOR PEOPLE

